141.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	846,200 /	846,200
USE VALUE:	846,200 /	846,200
ASSESSED:	846,200 /	846,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS JULIE--ETAL
Owner 2:	CALLAHAN PAUL
Owner 3:	
Street 1:	26 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,043 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7043.000	341,200		505,000	846,200
Total Card	0.162	341,200		505,000	846,200
Total Parcel	0.162	341,200		505,000	846,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 587.64 | /Parcel: 587.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
90975			11/17/16

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0005-0011.0

!10926!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,100	0	7,043.	505,000	846,100	846,100	Year End Roll	12/18/2019
2019	101	FV	259,500	0	7,043.	473,500	733,000	733,000	Year End Roll	1/3/2019
2018	101	FV	259,500	0	7,043.	391,400	650,900	650,900	Year End Roll	12/20/2017
2017	101	FV	258,400	0	7,043.	359,800	618,200	618,200	Year End Roll	1/3/2017
2016	101	FV	258,400	0	7,043.	328,300	586,700	586,700	Year End	1/4/2016
2015	101	FV	252,400	0	7,043.	322,000	574,400	574,400	Year End Roll	12/11/2014
2014	101	FV	252,400	0	7,043.	299,200	551,600	551,600	Year End Roll	12/16/2013
2013	101	FV	252,400	0	7,043.	284,700	537,100	537,100		12/13/2012

PRINT

Date	Time
12/11/20	01:09:42

LAST REV

Date	Time
06/19/17	10:56:14

danam

USER DEFINED

Prior Id # 1:	90975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSEN MICHAEL/E	1112-62		6/22/1993		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2015	1131	Redo Bat	23,800	C	8/13/2015			Downstairs bath an
12/27/2011	1893	Redo Kit	21,200					
2/1/2010	69	New Wind	17,000					REPLACE 20 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	Left Notice	DGM	D Mann
11/17/2016	Measured	DGM	D Mann
11/17/2016	Permit Visit	DGM	D Mann
6/11/2012	Info Fm Prmt	BR	B Rossignol
2/3/2009	Measured	372	PATRIOT
5/5/2000	Missed Appt.	276	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7043		Sq. Ft.	Site		0	80.	0.90	9									505,034						505,000	

Total AC/HA:	0.16169	Total SF/SM:	7043	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	505,034	Spl Credit		Total:	505,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382456
Depreciation:	41305
Depreciated Total:	341151

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

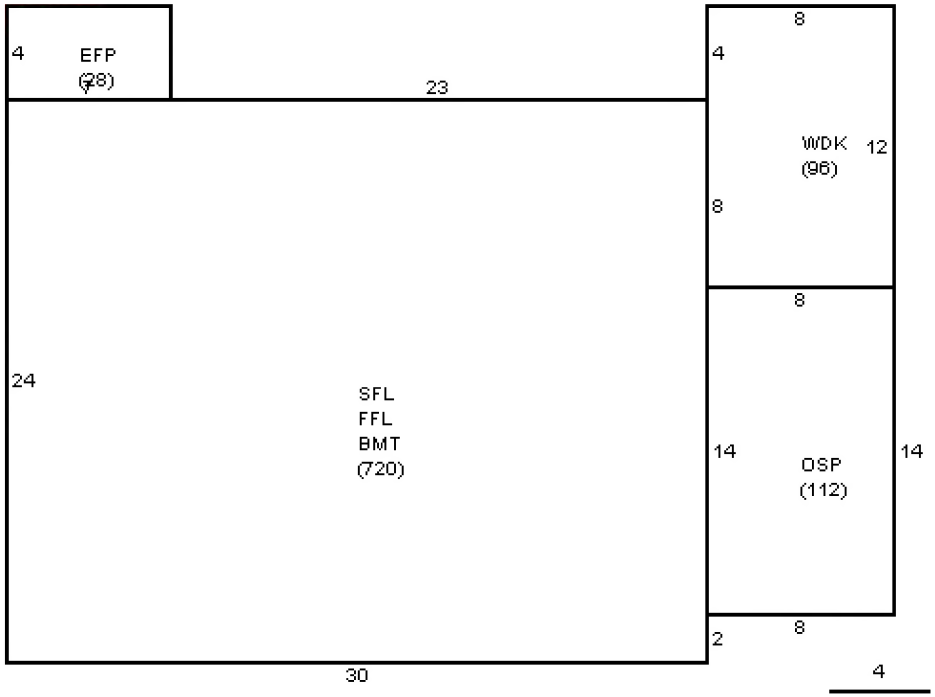
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.42
Special Features:	0	Val/Su Net:	142.40
Final Total:	341200	Val/Su SzAd	236.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	51.130	36,811
FFL	First Floor	720	170.420	122,703
SFL	Second Floor	720	170.420	122,703
OSP	Screen Porch	112	34.700	3,886
WDK	Deck	96	16.160	1,551
EFP	Enclos Porch	28	73.320	2,053

Net Sketched Area:	2,396			Total:	289,707
Size Ad	1440	Gross Are	2396	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: